



# CAPE COD COMMISSION

3225 MAIN STREET  
P.O. BOX 226  
BARNSTABLE, MA 02630  
(508) 362-3828  
FAX (508) 362-3136

E-mail: [frontdesk@capecodcommission.org](mailto:frontdesk@capecodcommission.org)

Date: February 19, 2008

To: Jerry E. Rogers, Trustee  
45 Juliette Street  
Dartmouth, MA 02747

From: Cape Cod Commission

Re: Modification to the Limited DRI Determination for Change of Use  
DRI Enabling Regulations, Sections 3 and 4

Project Applicant: Falmouth Self Storage  
5 Mark Lane (2<sup>nd</sup> Floor)  
Hyannis, MA 02601

Property Owner: Jerry E. Rogers, Trustee  
45 Juliette Street  
Dartmouth, MA 02747

Project: Falmouth Self Storage  
689 Gifford Street  
Falmouth, MA

Project #: #CU07012

Book/Page: 18216-157  
Map/Parcel: 34-01-03-000

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## MODIFICATION TO THE DECISION OF THE CAPE COD COMMISSION

The Limited DRI Determination for a Change of Use Decision, CU#07012, Falmouth Self Storage, dated August 20, 2007 (hereinafter the Decision) is hereby amended by unanimous action of the Regulatory Committee of the Cape Cod Commission on February 19, 2008. All conditions attached to the original Decision continue to apply except as modified herein.

**1. The following sentence is added to the end of the Project Description on page 2 of the Decision as follows:**

The Budget Truck rental operation will continue to operate out of the proposed facility, for the rental and storage of up to twelve (12) trucks.

Modification to the Limited DRI Determination for Change of Use Decision  
Falmouth Self Storage – CU#07012  
February 19, 2008  
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2. **The following sentence is added to the end of the existing Finding F-G1 on page 6 of the Decision as follows:**

The Budget Truck rental operation will continue to operate out of the proposed facility, for the rental and storage of up to twelve (12) trucks.

3. **The Site Plan reference in Finding F-G3 on page 7 of the Decision is hereby stricken and replaced with the following:**

- *Site Plan*, dated 12/15/06 as revised 2/13/08, prepared by Warwick & Associates Inc., for Jerry Rodgers, and dated as received by the Commission on 2/19/08;

4. **Finding F-WR4 on page 8 of the Decision is hereby stricken and replaced as follows:**

**F-WR4.** The proposed stormwater design would significantly improve on-site stormwater treatment, which in effect has no control or treatment of site stormwater. Stormwater for all paved areas will be discharged to catch basins equipped with deep sumps and flow into a vegetated detention basin located to the rear of the property. Catch-basins will be clearly labeled " Do Not Dump, Drains to Groundwater".

5. **Finding F-WR5 on page 8 of the Decision is renumbered to become Finding F-WR6.**

6. **A new finding is made and inserted as F-WR5 as follows:**

**F-WR5.** Twelve moving van/trucks will be stored on-site. The pavement underneath the truck storage area shall be impervious, and shall direct all runoff to the stormwater system, prior to discharge to the detention basin.

7. **A new finding is made and inserted as F-HM4 as follows:**

**F-HM4.** Based on a December 17, 2007 E-mail from Steven Raleigh to Cape Cod Commission staff, and a subsequent January 30, 2008 E-mail from Commission staff, the project will include the parking/storage of a maximum of twelve (12) rental trucks on the site. This activity will not include any on-site servicing, repairs, painting, or other work on or related to these vehicles that involves hazardous materials or hazardous wastes.

8. **Finding F-T2 on page 9 of the Decision is hereby stricken and replaced as follows:**

**F-T2.** The applicant's traffic engineer calculated the traffic impact of the existing five businesses (222 daily trips). Cape Cod Commission transportation staff calculated the expected trip generation of the 80,000 SF self-storage building based on information contained in the Institute of Transportation Engineers Trip Generation manual 7<sup>th</sup> Edition (190 daily trips) and the applicant's traffic engineer estimated the truck rental business generates thirty (30) trips per day. A comparison of the traffic impacts of the existing five businesses (222 daily trips) to a proposed self-storage building with a truck rental business (220 daily trips) indicates a net decrease in daily traffic.

9. A new finding is made and inserted as Finding F-CC9 as follows:

**F-CC9.** The applicant has not yet proposed freestanding or building signage, however when designed it shall comply with MPS 6.2.11, which prohibits internally lit or flashing signs.

  
Mr. Frank Hogan  
Chair, Regulatory Committee  
Cape Cod Commission

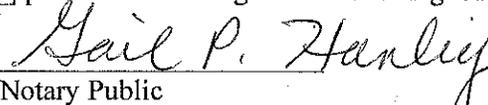
2/21/08  
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

2.21, 2008

Before me, the undersigned notary public, personally appeared Mr. Frank Hogan in his capacity as Chair of the Regulatory of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that he signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness, or  personal knowledge of the undersigned.

  
Notary Public  
My Commission Expires:

10.13.11